

040.A

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0022.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

862,900 / 862,900

USE VALUE:

862,900 / 862,900

ASSESSED:

862,900 / 862,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20-22		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	WATTS ROSS L / TRUSTEE	Unit #:	22
Owner 2:	ROSS L WATTS 2008 TRUST		
Owner 3:			

Street 1: 22 PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	WATTS ROSS L -
Owner 2:	-

Street 1: 22 PARK ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Clapboard Exterior and 1852 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7740												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								271701
								GIS Ref
								GIS Ref
								Insp Date
								05/31/18

PREVIOUS ASSESSMENT

Parcel ID								040.A-0001-0022.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	102	FV	847,700	0	.	.	847,700	847,700	Year End Roll
2019	102	FV	827,700	0	.	.	827,700	827,700	Year End Roll
2018	102	FV	754,200	0	.	.	754,200	754,200	Year End Roll
2017	102	FV	677,600	0	.	.	677,600	677,600	Year End Roll
2016	102	FV	677,600	0	.	.	677,600	677,600	Year End
2015	102	FV	649,900	0	.	.	649,900	649,900	Year End Roll
2014	102	FV	619,000	0	.	.	619,000	619,000	Year End Roll
2013	102	FV	619,000	0	.	.	619,000	619,000	12/13/2012

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
WATTS ROSS L,	75216-236	2	7/27/2020	Convenience			1	No	No			
PVD ASSOCIATES	45421-27		6/20/2005			686,000	No	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
3/15/2006	External Ins	BR	B Rossignol
4/4/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	OF=SHWRSTALL & SINK.												
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	1 - Concrete			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good													
Prime Wall:	2 - Clapboard			A HBth:		Rating:														
Sec Wall:		%		OthrFix:	2	Rating:	Very Good													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 1												
Color:	GRAY			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:		Other												
Grade:	B+ - Good (+)			CONDOS INFORMATION				Upper												
Year Blt:	2005	Eff Yr Blt:		Location:				Lvl 2												
Alt LUC:		Alt %:		Total Units:				Lvl 1												
Jurisdct:	G7	Fact:	.	Floor:	M - Multi-Level			Lower												
Const Mod:				% Own:	50.000000000			Totals	RMS:	6	BRs:	3	Baths:	2	HB	1				
Lump Sum Adj:				Name:				REMODELING				RES BREAKDOWN								
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL								
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.2	%	Interior:	1	6	3	M								
Prim Int Wall:	1 - Drywall			Functional:				Additions:												
Sec Int Wall:		%		Economic:				Kitchen:												
Partition:	T - Typical			Special:				Baths:												
Prim Floors:	3 - Hardwood			Override:				Plumbing:												
Sec Floors:		%		Total:	4.2	%		Electric:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Heating:												
Subfloor:				Basic \$ / SQ:	245.00			General:												
Bsmnt Gar:	1			Size Adj.:	0.82397407			COMPARABLE SALES												
Electric:	3 - Typical			Const Adj.:	1.04989493			Rate	Parcel ID	Typ	Date	Sale Price								
Insulation:	3 - Typical			Adj \$ / SQ:	211.946															
Int vs Ext:	S			Other Features:	64448															
Heat Fuel:	2 - Gas			Grade Factor:	1.46															
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.35000002															
# Heat Sys:	1			NBHD Mod:																
% Heated:	100	% AC:	100	LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	900693															
% Com Wall:		% Sprinkled:		Depreciation:	37829				Juris. Factor:	1.00	Before Depr:	417.75								
				Deprecated Total:	862864				Special Features:	0	Val/Su Net:	465.93								
									Final Total:	862900	Val/Su SzAd:	465.93								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 040.A-0001-0022.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:						
AssessPro Patriot Properties, Inc																				